

Rec. 16,004618 6/24/2021  
\$1070.00 RB



City of Fitchburg  
Planning/Zoning Department  
5520 Lacy Road  
Fitchburg, WI 53711  
(608-270-4200)

# LAND DIVISION APPLICATION

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- Certified Survey Map Approval
  - Preliminary Plat Approval
  - Final Plat Approval
  - Replat
  - Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- Single Family Residential
- Two-Family Residential
- Multi-Family Residential
- Commercial/Industrial

3. No. of Parcels Proposed: 3

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: IS, R-LM & AT (Lot 1 to be rezoned to PDD-GIP )

6. Current Owner of Property: Cinque Terre, LLC

Address: 2800 Woods Hollow Road, Madison, WI 53711 Phone No: 608-695-6897


7. Contact Person: William A. Linton

Email: bill.linton@promega.com

Address: 2800 Woods Hollow Road, Madison, WI 53711 Phone No: 608-695-6897

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By:  William Linton

Owner's or Authorized Agent's Signature      Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only:      Date Received: 6/22/21

Ordinance Section No. \_\_\_\_\_ Fee Paid: \$1,070

Permit Request No. CS-2389-21

USONA Certified Survey Map  
Metes and Bounds Description

Lots 8, 9, 10 and Outlot 8, Fitchburg Center - North Plat, as recorded in Volume 57-81b of Plats, on pages 318-322, as Document Number 2890423, Dane County Registry, also part of the Southwest Quarter of the Northwest Quarter and the Northwest and Northeast Quarters of the Southwest Quarter of Section 10, also part of the Northeast Quarter of the Southeast Quarter of Section 09, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the West Quarter corner of said Section 10;  
thence North 86 degrees 32 minutes 27 seconds East along the north line of the Southwest Quarter of said Section 10, 305.87 feet;  
thence North 01 degree 13 minutes 19 seconds East, 869.97 feet;  
thence North 53 degrees 56 minutes 35 seconds West, 354.21 feet to the southeast right of way of Glacier Valley Road;  
thence North 33 degrees 37 minutes 12 seconds East along said southeast right of way, 42.75 feet to the southwest right of way of Gunflint Trail;  
thence South 57 degrees 00 minutes 41 seconds East along said southwest right of way, 26.87 feet to a point of non-tangential curvature;  
thence 44.59 feet along the arc of a curve to the right, also along said southwest right of way, a radius of 25.00 feet, through a central angle of 102 degrees 11 minutes 13 seconds and a chord bearing North 84 degrees 03 minutes 54 seconds East, 38.91 feet;  
thence South 45 degrees 14 minutes 35 seconds East along said southwest right of way, 320.69 feet to a point of curvature;  
thence 109.93 feet along the arc of a curve to the left, also along said southwest right of way, a radius of 667.96 feet, through a central angle of 09 degrees 25 minutes 45 seconds and a chord bearing South 50 degrees 03 minutes 14 seconds East, 109.80 feet;  
thence South 54 degrees 43 minutes 01 second East along said southwest right of way, 560.94 feet to a point of curvature;  
thence 108.71 feet along the arc of a curve to the right, a radius of 110.00 feet, through a central angle of 56 degrees 37 minutes 23 seconds and a chord bearing South 26 degrees 32 minutes 10 seconds East, 104.34 feet to the west right of way of Gunflint Trail;  
thence South 01 degree 40 minutes 25 seconds West along said west right of way, 352.07 feet to the south right of way of Woods Hollow Road;  
thence South 56 degrees 10 minutes 20 seconds East along said south right of way, 105.02 feet to a point of curvature;  
thence 84.74 feet along the arc of a curve to the left, also along said south right of way, a radius of 190.00 feet, through a central angle of 25 degrees 33 minutes 15 seconds and a chord bearing South 68 degrees 56 minutes 59 seconds East, 84.04 feet;  
thence South 81 degrees 43 minutes 37 seconds East along said south right of way, 331.60 feet to a point of curvature;  
thence 306.65 feet along the arc of a curve to the right, also along said south right of way, a radius of 210.00 feet, through a central angle of 83 degrees 39 minutes 52 seconds and a chord bearing South 39 degrees 53 minutes 44 seconds East, 280.12 feet to the southeast corner of said Outlot 8;

thence North 88 degrees 07 minutes 55 seconds West along the south line of said Outlot 8, 623.07 feet;  
thence South 19 degrees 55 minutes 13 seconds West along said south line, 114.97 feet;  
thence South 01 degree 52 minutes 16 seconds West along said south line, 190.58 feet to the north right of way of Research Park Drive;  
thence North 88 degrees 06 minutes 33 seconds West along said south line and said north right of way, 45.00 feet;  
thence North 01 degree 51 minutes 27 seconds East along said south line, 224.83 feet;  
thence North 60 degrees 25 minutes 19 seconds West along said south line, 50.00 feet;  
thence North 88 degrees 06 minutes 01 second West along said south line, 205.00 feet;  
thence South 11 degrees 25 minutes 35 seconds West along said south line, 80.01 feet;  
thence North 87 degrees 56 minutes 00 seconds West along said south line, 273.59 feet to a Northeast corner of aforementioned Lot 10 of Fitchburg Center – North Plat;  
thence South 00 degrees 53 minutes 33 seconds West along the east line of said Lot 10, 190.24 feet to a southeast corner of said Lot 10;  
thence North 89 degrees 13 minutes 10 seconds West along a south line of said Lot 10, 182.99 feet to an interior corner of said Lot 10; thence South 00 degrees 53 minutes 09 seconds West along the east line of said Lot 10, 151.33 feet to the southeast corner of said Lot 10;  
thence North 89 degrees 19 minutes 43 seconds West along the south line of said Lot 10, 70.53 feet;  
thence South 89 degrees 48 minutes 51 seconds West along said south line, 403.13 feet to the southwest corner of said Lot 10, also to the east right of way of Fish Hatchery Road, also to a point of non-tangential curvature;  
thence 66.08 feet along the arc of a curve to the left, also along said east right of way, a radius of 1517.39 feet, through a central angle of 02 degrees 29 minutes 43 seconds and a chord bearing North 02 degrees 55 minutes 59 seconds West, 66.08 feet to a northwest corner of said Lot 10;  
thence North 89 degrees 48 minutes 51 seconds East along the north line of said Lot 10, 294.03 feet to an interior corner of said Lot 10;  
thence North 01 degree 06 minutes 24 seconds East along the west line of said Lot 10, 656.99 feet to the point of beginning.

Bearings are based upon the Wisconsin County Coordinate System (Dane Zone)

Prepared By:  
Burse Surveying and Engineering, Inc.  
2801 International Lane, Suite 101  
Madison WI, 53704

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# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 8, 9, 10 AND OUTLOT 8, FITCHBURG CENTER – NORTH PLAT, AS RECORDED IN VOLUME 57-81B OF PLATS, ON PAGES 318-322, AS DOCUMENT NUMBER 2890423, DANE COUNTY REGISTRY, ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

**GRID NORTH**  
BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM (DANE ZONE)

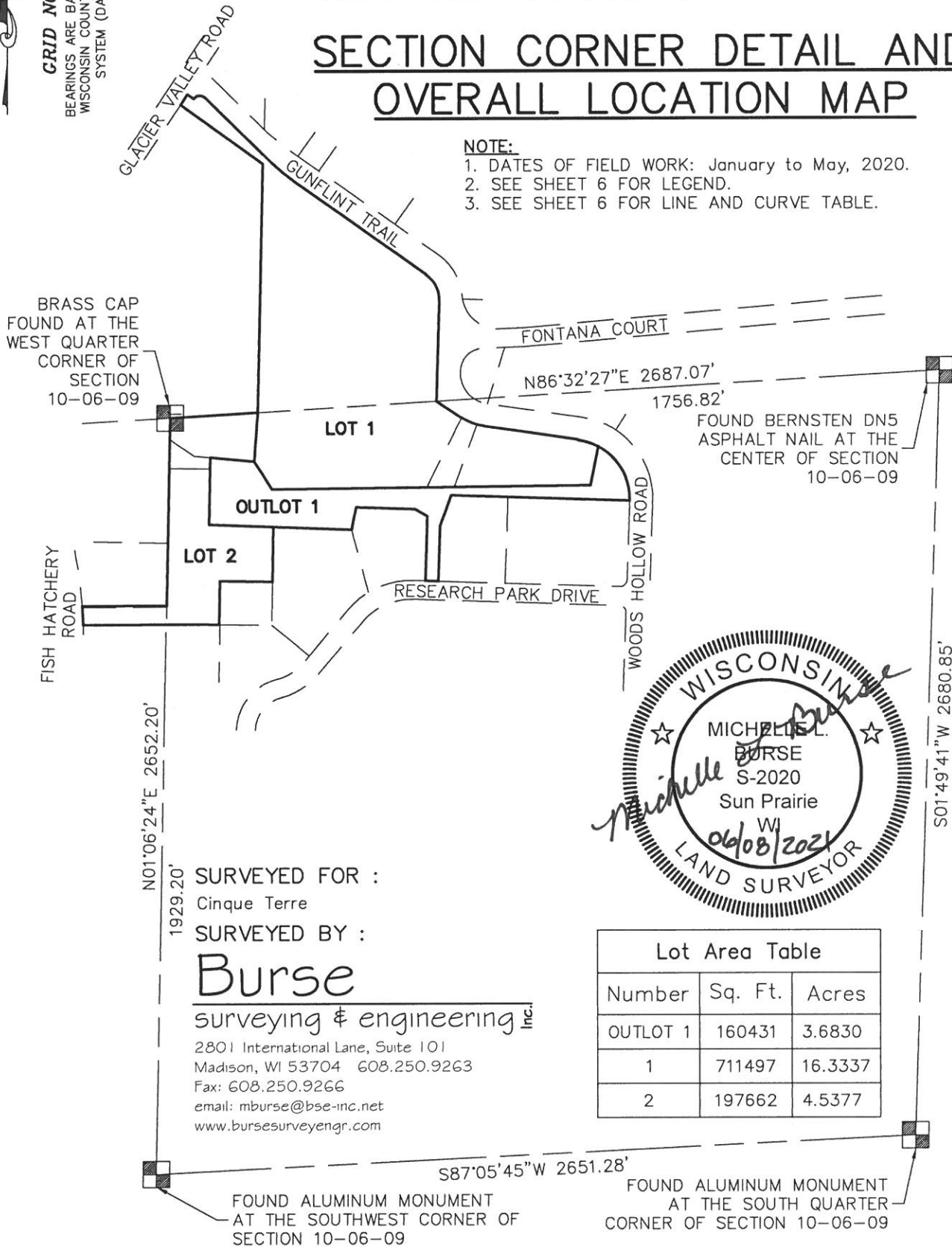


SCALE : ONE INCH = FIVE HUNDRED FEET

## SECTION CORNER DETAIL AND OVERALL LOCATION MAP

**NOTE:**

1. DATES OF FIELD WORK: January to May, 2020.
2. SEE SHEET 6 FOR LEGEND.
3. SEE SHEET 6 FOR LINE AND CURVE TABLE.



SURVEYED FOR :

Cinque Terre

SURVEYED BY :

**Burse**

surveying & engineering inc.

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Madison, WI 53704 608.250.9263  
Fax: 608.250.9266  
email: mburse@bse-inc.net  
www.bursesurveyengr.com

Lot Area Table		
Number	Sq. Ft.	Acres
OUTLOT 1	160431	3.6830
1	711497	16.3337
2	197662	4.5377

MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

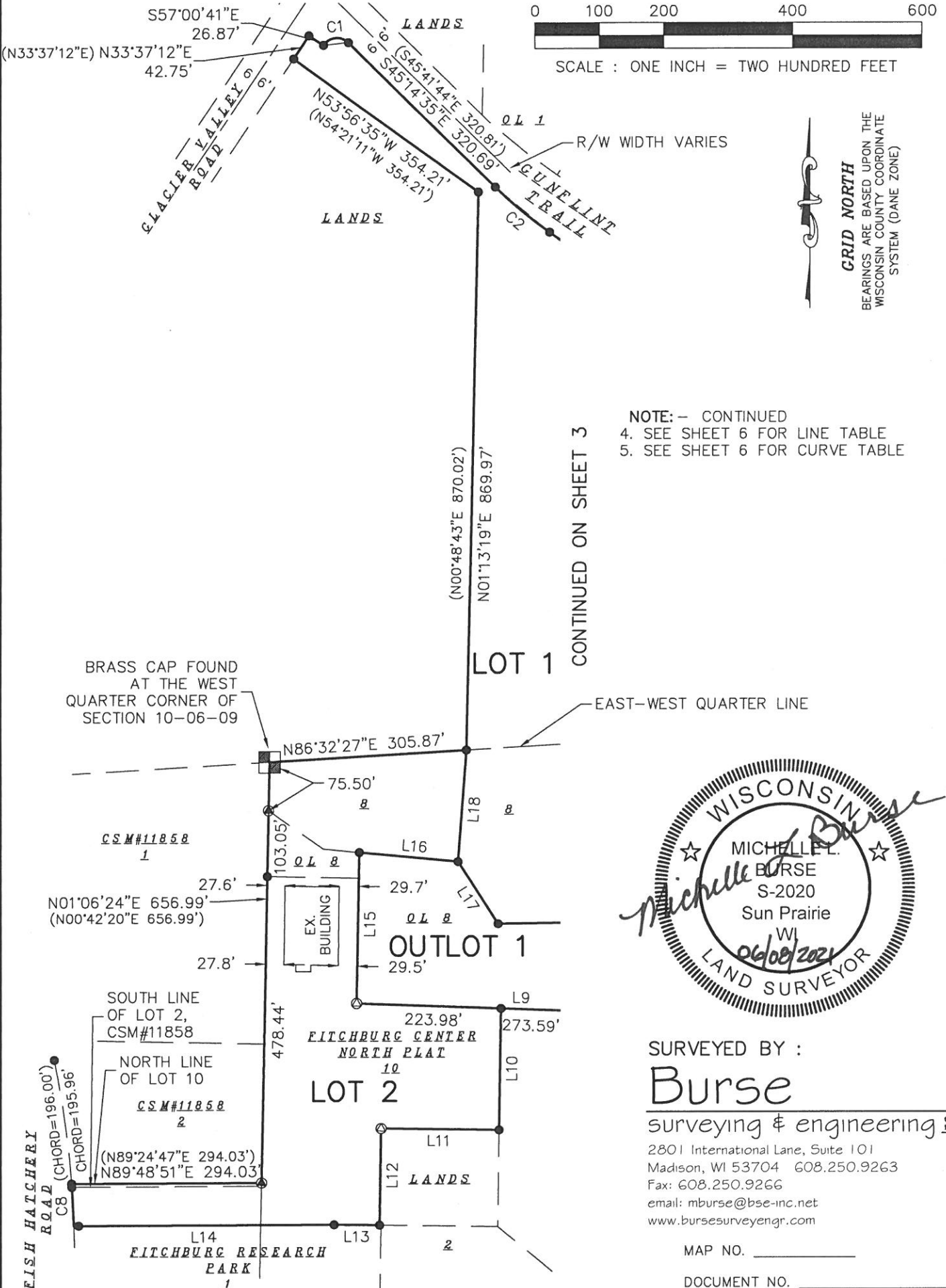
Date: June 08, 2021

Plot View: CSM

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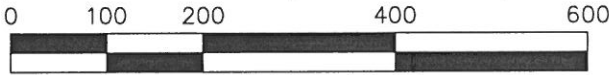
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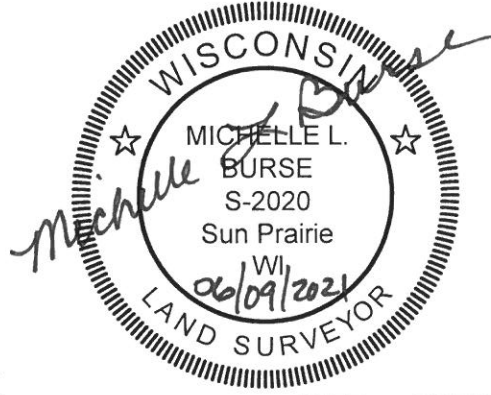
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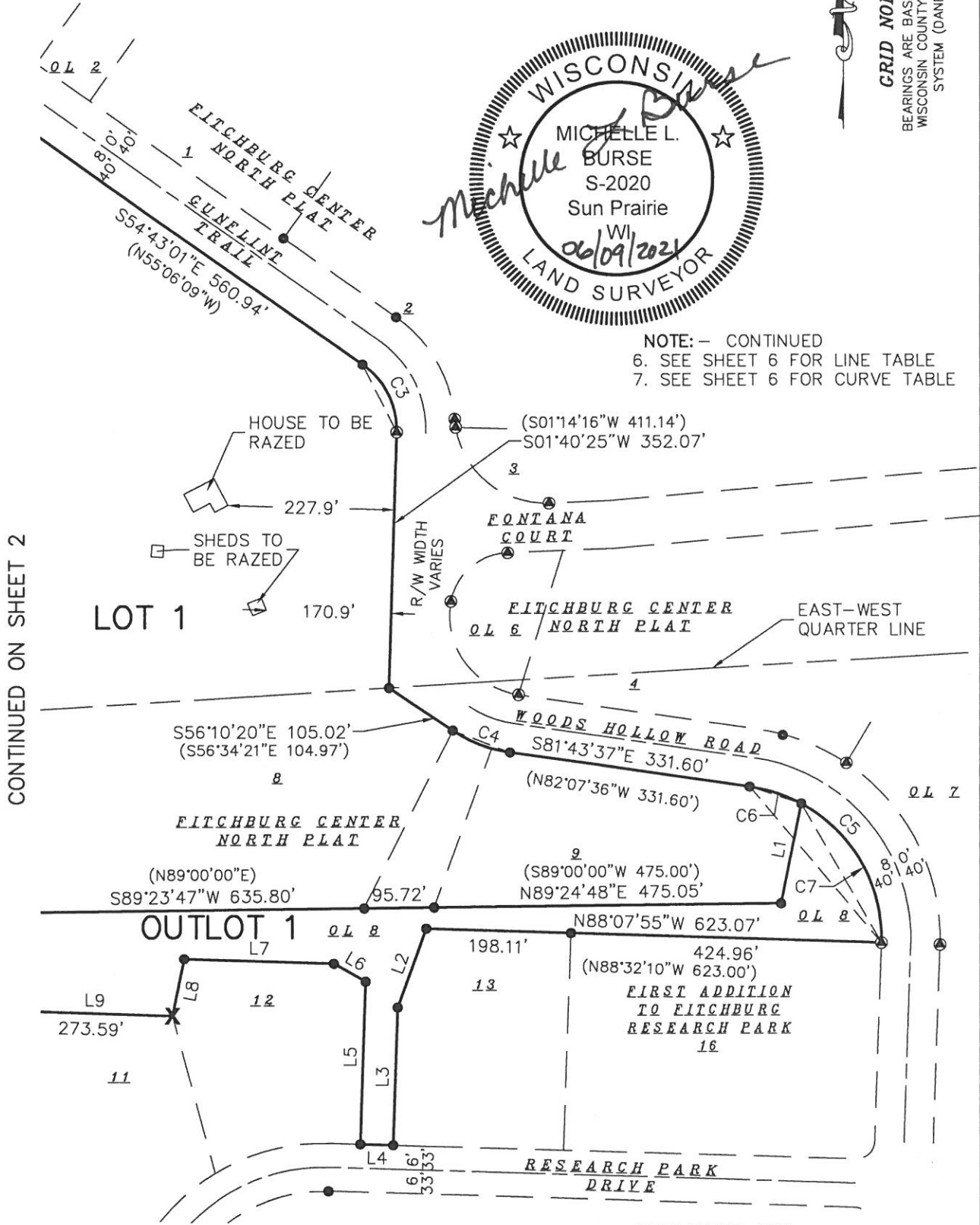


SCALE : ONE INCH = TWO HUNDRED FEET

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NOTE: - CONTINUED  
6. SEE SHEET 6 FOR LINE TABLE  
7. SEE SHEET 6 FOR CURVE TABLE



CONTINUED ON SHEET 2

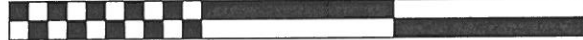
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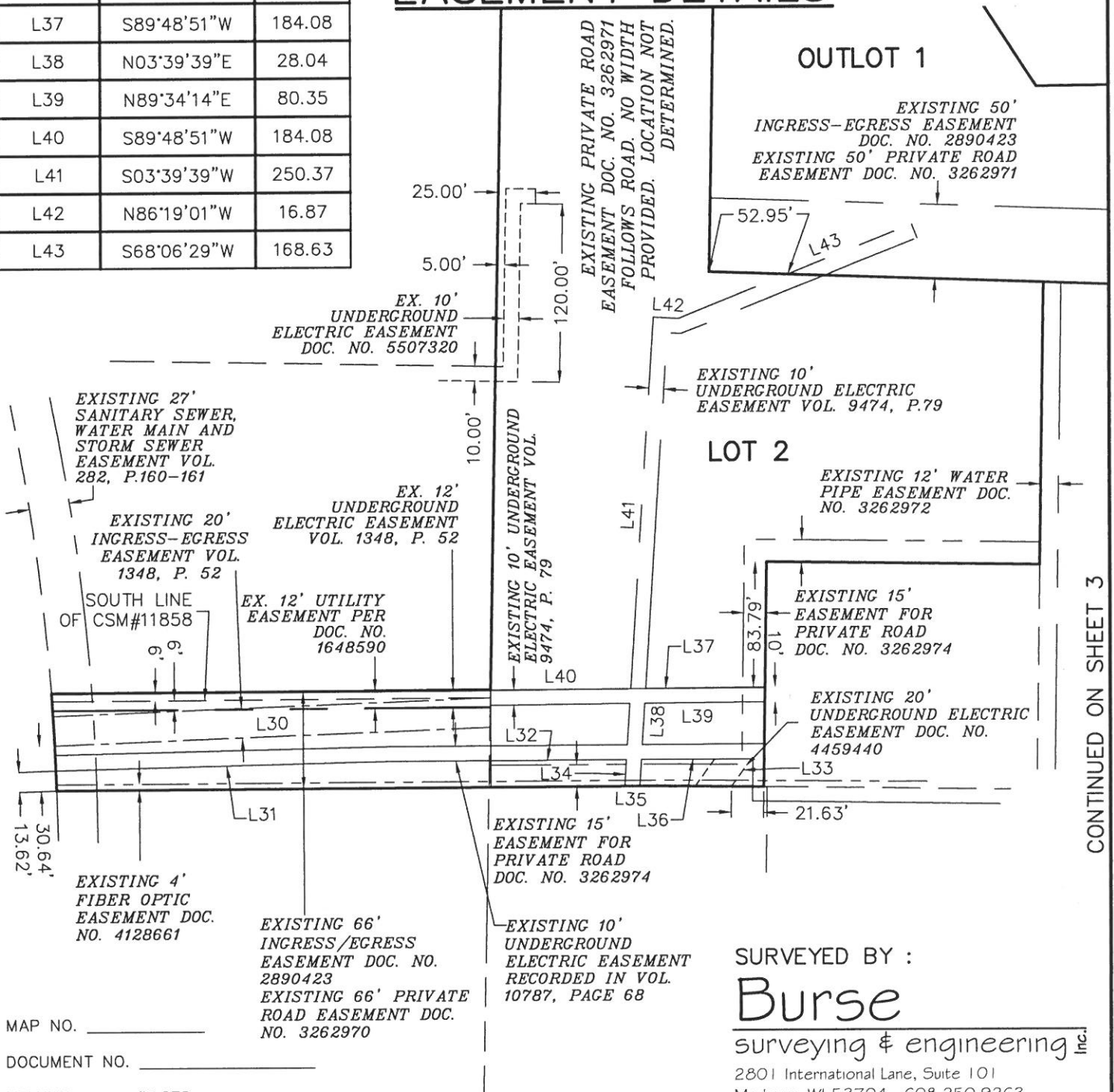


SCALE : ONE INCH = ONE HUNDRED FEET

Easement Line Table		
Number	Direction	Length
L30	S87°49'44"W	292.08
L31	N88°38'02"E	221.22
L32	S89°48'51"W	160.90
L33	S35°24'18"W	23.12
L34	N03°39'39"E	17.61
L35	S86°49'32"E	10.00
L36	S89°48'51"W	74.93
L37	S89°48'51"W	184.08
L38	N03°39'39"E	28.04
L39	N89°34'14"E	80.35
L40	S89°48'51"W	184.08
L41	S03°39'39"W	250.37
L42	N86°19'01"W	16.87
L43	S68°06'29"W	168.63



## EASEMENT DETAILS



CONTINUED ON SHEET 3

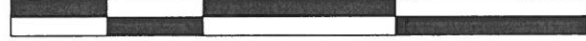
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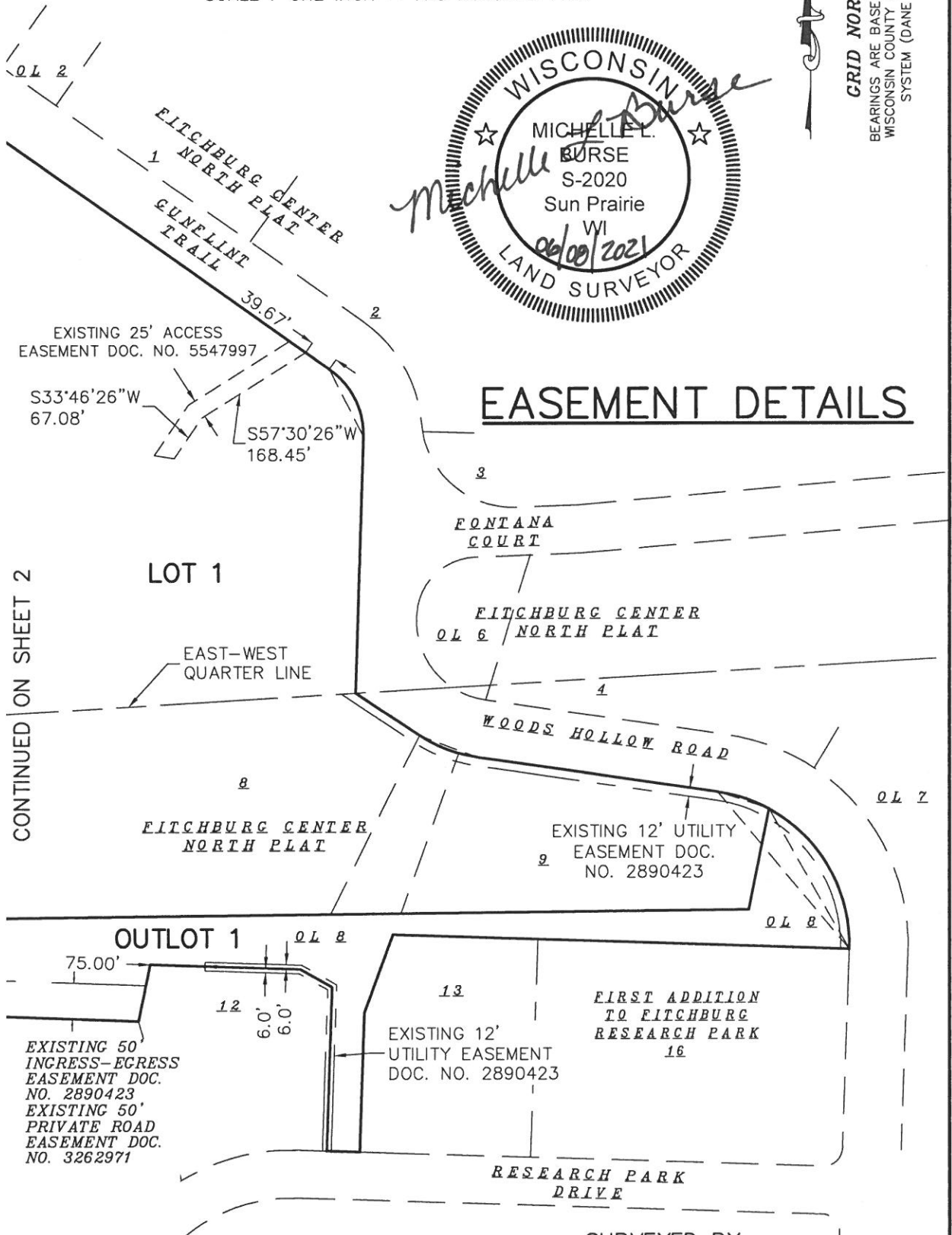
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## EASEMENT DETAILS



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Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	44.59'	25.00'	102°11'13"	N84°03'54"E	38.91'
C2	109.93'	667.96'	9°25'45"	S50°03'14"E	109.80'
C3	108.71'	110.00'	56°37'23"	S26°32'10"E	104.34'
C4	84.74'	190.00'	25°33'15"	S68°56'59"E	84.04'
C5	306.65'	210.00'	83°39'52"	S39°53'44"E	280.12'
C6	74.58'	210.00'	20°20'50"	S71°33'15"E	74.18'
C7	232.07'	210.00'	63°19'03"	S29°43'19"E	220.44'
C8	66.08'	1517.39'	2°29'43"	N02°55'59"W	66.08'

Parcel Line Table

Number	Direction	Length
L1	N11°23'30"E (S11°00'00"W)	140.00' (140.00')
L2	S19°55'13"W (S19°30'00"W)	114.97' (115.00')
L3	S01°52'16"W (S01°28'09"W)	190.58' (190.58')
L4	N88°06'33"W (N88°31'51"W)	45.00' (45.00')
L5	N01°51'27"E (N01°28'09"E)	224.83' (225.00')
L6	N60°25'19"W (N61°00'00"W)	50.00' (50.00')
L7	N88°06'01"W (N88°30'00"W)	205.00' (205.00')
L8	S11°25'35"W (N11°01'36"E)	80.01' (80.01')
L9	N87°56'00"W (N88°20'00"W)	273.59'
L10	S00°53'33"W (S00°28'33"W)	190.24' (190.24')
L11	N89°13'10"W (N89°37'03"W)	182.99' (182.99')
L12	S00°53'09"W (S00°27'51"W)	151.33' (151.20')
L13	N89°19'43"W (N89°49'47"W)	70.53' (70.46')
L14	S89°48'51"W (S89°24'47"W)	403.13' (403.13')
L15	N01°06'24"E	235.27'
L16	S84°35'56"E (S85°00'00"E)	153.71'
L17	N32°34'03"W (S33°00'00"E)	115.16' (115.00')
L18	S04°16'19"W	174.40'

## LEGEND

- ⊙ MAG NAIL FOUND
- 3/4" SOLID IRON ROD FOUND
- ⊙ 1-1/4" IRON PIPE PINCHED FOUND
- FOUND NAIL
- 3/4" X 18" SOLID IRON RE-ROD SET, WT. 1.50 lbs./ft.
- ( ) INDICATES RECORDED AS

DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. BUILDINGS ARE MEASURED TO THE NEAREST TENTH OF A FOOT.



MAP NO. \_\_\_\_\_

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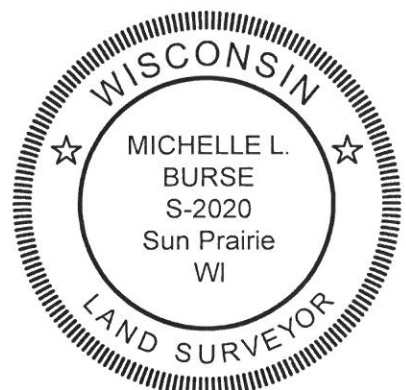
## SURVEYOR'S CERTIFICATE:

I, Michelle L. Burse, Professional Land Surveyor No. 2020, hereby certify that I have surveyed, divided, and mapped Lots 8, 9, 10 and Outlot 8, Fitchburg Center – North Plat, as recorded in Volume 57–81b of Plats, on pages 318–322, as Document Number 2890423, Dane County Registry, also part of the Southwest Quarter of the Northwest Quarter and the Northwest and Northeast Quarters of the Southwest Quarter of Section 10, also part of the Northeast Quarter of the Southeast Quarter of Section 09, all in Township 06 North, Range 09 East, City of Fitchburg, Dane County, Wisconsin, more fully described as follows:

Beginning at the West Quarter corner of said Section 10; thence North 86 degrees 32 minutes 27 seconds East along the north line of the Southwest Quarter of said Section 10, 305.87 feet; thence North 01 degree 13 minutes 19 seconds East, 869.97 feet; thence North 53 degrees 56 minutes 35 seconds West, 354.21 feet to the southeast right of way of Glacier Valley Road; thence North 33 degrees 37 minutes 12 seconds East along said southeast right of way, 42.75 feet to the southwest right of way of Gunflint Trail; thence South 57 degrees 00 minutes 41 seconds East along said southwest right of way, 26.87 feet to a point of non-tangential curvature; thence 44.59 feet along the arc of a curve to the right, also along said southwest right of way, a radius of 25.00 feet, through a central angle of 102 degrees 11 minutes 13 seconds and a chord bearing North 84 degrees 03 minutes 54 seconds East, 38.91 feet; thence South 45 degrees 14 minutes 35 seconds East along said southwest right of way, 320.69 feet to a point of curvature; thence 109.93 feet along the arc of a curve to the left, also along said southwest right of way, a radius of 667.96 feet, through a central angle of 09 degrees 25 minutes 45 seconds and a chord bearing South 50 degrees 03 minutes 14 seconds East, 109.80 feet; thence South 54 degrees 43 minutes 01 second East along said southwest right of way, 560.94 feet to a point of curvature; thence 108.71 feet along the arc of a curve to the right, a radius of 110.00 feet, through a central angle of 56 degrees 37 minutes 23 seconds and a chord bearing South 26 degrees 32 minutes 10 seconds East, 104.34 feet to the west right of way of Gunflint Trail; thence South 01 degree 40 minutes 25 seconds West along said west right of way, 352.07 feet to the south right of way of Woods Hollow Road; thence South 56 degrees 10 minutes 20 seconds East along said south right of way, 105.02 feet to a point of curvature; thence 84.74 feet along the arc of a curve to the left, also along said south right of way, a radius of 190.00 feet, through a central angle of 25 degrees 33 minutes 15 seconds and a chord bearing South 68 degrees 56 minutes 59 seconds East, 84.04 feet; thence South 81 degrees 43 minutes 37 seconds East along said south right of way, 331.60 feet to a point of curvature; thence 306.65 feet along the arc of a curve to the right, also along said south right of way, a radius of 210.00 feet, through a central angle of 83 degrees 39 minutes 52 seconds and a chord bearing South 39 degrees 53 minutes 44 seconds East, 280.12 feet to the southeast corner of said Outlot 8; thence North 88 degrees 07 minutes 55 seconds West along the south line of said Outlot 8, 623.07 feet; thence South 19 degrees 55 minutes 13 seconds West along said south line, 114.97 feet; thence South 01 degree 52 minutes 16 seconds West along said south line, 190.58 feet to the north right of way of Research Park Drive; thence North 88 degrees 06 minutes 33 seconds West along said south line and said north right of way, 45.00 feet; thence North 01 degree 51 minutes 27 seconds East along said south line, 224.83 feet; thence North 60 degrees 25 minutes 19 seconds West along said south line, 50.00 feet; thence North 88 degrees 06 minutes 01 second West along said south line, 205.00 feet; thence South 11 degrees 25 minutes 35 seconds West along said south line, 80.01 feet; thence North 87 degrees 56 minutes 00 seconds West along said south line, 273.59 feet to a Northeast corner of aforementioned Lot 10 of Fitchburg Center – North Plat; thence South 00 degrees 53 minutes 33 seconds West along the east line of said Lot 10, 190.24 feet to a southeast corner of said Lot 10; thence North 89 degrees 13 minutes 10 seconds West along a south line of said Lot 10, 182.99 feet to an interior corner of said Lot 10; thence South 00 degrees 53 minutes 09 seconds West along the east line of said Lot 10, 151.33 feet to the southeast corner of said Lot 10; thence North 89 degrees 19 minutes 43 seconds West along the south line of said Lot 10, 70.53 feet; thence South 89 degrees 48 minutes 51 seconds West along said south line, 403.13 feet to the southwest corner of said Lot 10, also to the east right of way of Fish Hatchery Road, also to a point of non-tangential curvature; thence 66.08 feet along the arc of a curve to the left, also along said east right of way, a radius of 1517.39 feet, through a central angle of 02 degrees 29 minutes 43 seconds and a chord bearing North 02 degrees 55 minutes 59 seconds West, 66.08 feet to a northwest corner of said Lot 10; thence North 89 degrees 48 minutes 51 seconds East along the north line of said Lot 10, 294.03 feet to an interior corner of said Lot 10; thence North 01 degree 06 minutes 24 seconds East along the west line of said Lot 10, 656.99 feet to the Point of Beginning. This description contains 1,069,590 square feet or 24.5544 acres, under the direction of the owners of said land. I further certify that the map on sheets two and three are a correct representation of the exterior boundaries of the lands surveyed, and that I have fully complied with the provisions of Chapter 236.34 of the State Statutes, and the Land Division Ordinance of the City of Fitchburg in surveying, dividing, and mapping the same.

Dated this 6<sup>TH</sup> day of JUNE, 2021.

Signed: Michelle L. Burse  
Michelle L. Burse, P.L.S. No. 2020



MAP NO. \_\_\_\_\_

DOCUMENT NO. \_\_\_\_\_

VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: June 08, 2021

Plot View: CSM

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SHEET 7 OF 9

# CERTIFIED SURVEY MAP No. \_\_\_\_\_

LOTS 8, 9, 10 AND OUTLOT 8, FITCHBURG CENTER – NORTH PLAT, AS RECORDED IN VOLUME 57-81B OF PLATS, ON PAGES 318-322, AS DOCUMENT NUMBER 2890423, DANE COUNTY REGISTRY, ALSO PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST AND NORTHEAST QUARTERS OF THE SOUTHWEST QUARTER OF SECTION 10, ALSO PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 09, ALL IN TOWNSHIP 06 NORTH, RANGE 09 EAST, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

## OWNER'S CERTIFICATE

Promega Corporation, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Promega Corporation does further certify that this Certified Survey Map is required by S.236.34, Wisconsin Statutes and S.75.17(1)(a), Dane County Code of Ordinances to be submitted to the following for approval or objection:

Common Council, City of Fitchburg

IN WITNESS WHEREOF, the said Promega Corporation has caused these presents to be signed by \_\_\_\_\_, its managing member on this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Promega Corporation

By: \_\_\_\_\_  
managing member

STATE OF WISCONSIN )  
  )ss  
County of Dane        )

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, \_\_\_\_\_, managing member of the above named corporation to me known to be the person who executed the foregoing instrument, and to me known to be such managing member of said corporation, and acknowledged that they executed the foregoing instrument as such officers and the deed of said corporation, by its authority.

\_\_\_\_\_  
Notary Public, Wisconsin                      My commission expires \_\_\_\_\_

## **CERTIFICATE OF CITY CLERK**

This certified survey, including any dedications shown thereon, has been duly filed with and approved by the City Council of the City of Fitchburg, Dane County, Wisconsin.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Patti Anderson, City Clerk

## **CERTIFICATE OF COUNTY TREASURER**

State of Wisconsin )  
  )ss.  
County of Dane        )

I, Adam Gallagher, being the duly elected, qualified and acting treasurer of the County of Dane, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or unpaid special assessments as of this \_\_\_\_\_ day of \_\_\_\_\_, affecting the lands included in this Certified Survey Map.

\_\_\_\_\_  
Date    Adam Gallagher, County Treasurer



MAP NO. \_\_\_\_\_  
DOCUMENT NO. \_\_\_\_\_  
VOLUME \_\_\_\_\_ PAGES \_\_\_\_\_

Date: June 08, 2021  
Plot View: CSM

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